

Senate File 142 - Introduced

SENATE FILE 142
BY CHAPMAN

A BILL FOR

1 An Act to exclude equine boarding from the annual lease
2 termination requirements for farm tenancies.
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 562.1A, subsection 2, Code 2017, is
2 amended to read as follows:

3 2. a. *"Farm tenancy"* means a leasehold interest in land
4 held by a person who produces crops or provides for the care
5 and feeding of livestock on the land, including by grazing or
6 supplying feed to the livestock.

7 b. *"Farm tenancy"* does not include a leasehold interest in
8 land held by a person boarding animals of the equine species.

9

EXPLANATION

10 The inclusion of this explanation does not constitute agreement with
11 the explanation's substance by the members of the general assembly.

12 This bill excludes equine boarding from the definition of
13 farm tenancy under Iowa's real estate tenant-lessee law (Code
14 chapter 562). Exclusion from the definition of farm tenancy
15 results in a tenancy at will under which the tenancy can be
16 terminated after a 30-day notice by either party to the lease
17 agreement (Code section 562.4). Generally, all farm tenancies
18 terminate on March 1, at the end of the farm tenant's crop
19 year. However, in order to effectuate the termination one
20 party to the lease must have given the other party written
21 notice of termination by the previous September 1 (Code
22 sections 562.5 through 562.7). Without such timely written
23 notice of the termination, the lease continues under its same
24 terms and conditions until the next September 1.